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- Land In Ownership of L&G
- Site Boundary

2019/00871/OUT

Rev	Description	Date	Initial	Checked



RPS | Consulting UK & Ireland
 2 Callaghan Square, Cardiff, CF10 5AZ, United Kingdom
 T: +44(0) 2920 668 662 E: rpsca@rpsgroup.com

Client **Legal and General (Strategic Land) Ltd**

Project **Parc Busnes Porth Cymru**

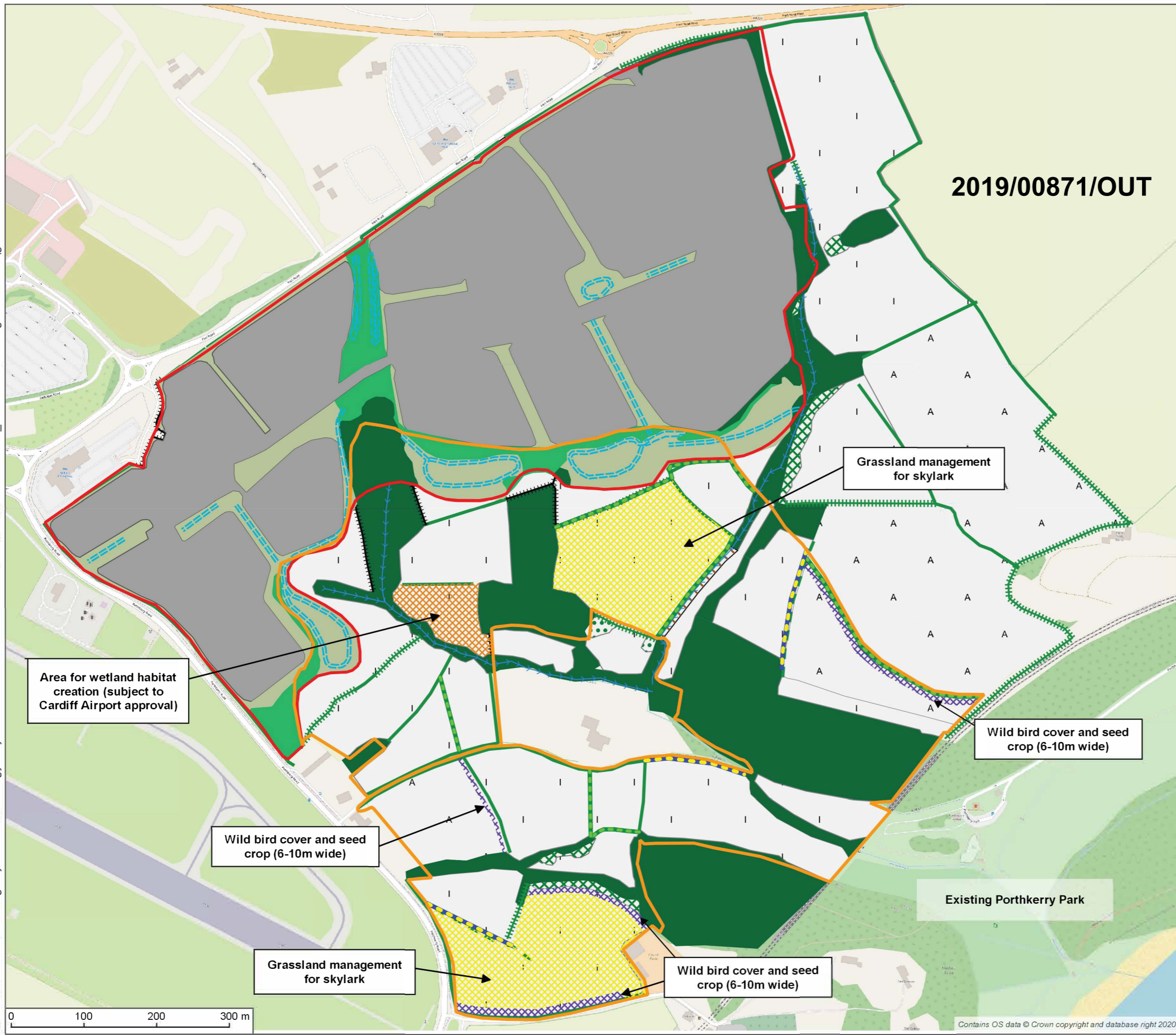
Title **Site Boundary Plan**

Status **DRAFT** Drawn By **PO** PM/Checked by **RL/DP**

Job Ref **JCD0064** Scale @ **A2** Date Created **MAY 2019**

Drawing Number **JCD0064-001** Rev **D**

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- Legend**
- Site boundary
 - Allocated Porthkerry Country Park extension boundary
- Development Features**
- Proposed native woodland planting
 - Proposed landscape buffer/ open space
 - Proposed swale system
 - Proposed development infrastructure
- Existing Habitats**
- Broadleaved semi-natural woodland
 - Dense scrub
 - Scattered trees
 - Improved grassland
 - Tall ruderals
 - A Arable fields
 - Bare ground
 - Hardstanding
 - Intact hedgerow
 - Defunct hedgerow
 - Tree line
 - Fence
 - Running water
- Enhancements**
- New native shrub planting to enhance gappy hedgerow
 - New native species hedgerow

Rev	Description	By	CB	Date
A	--	--	--	--

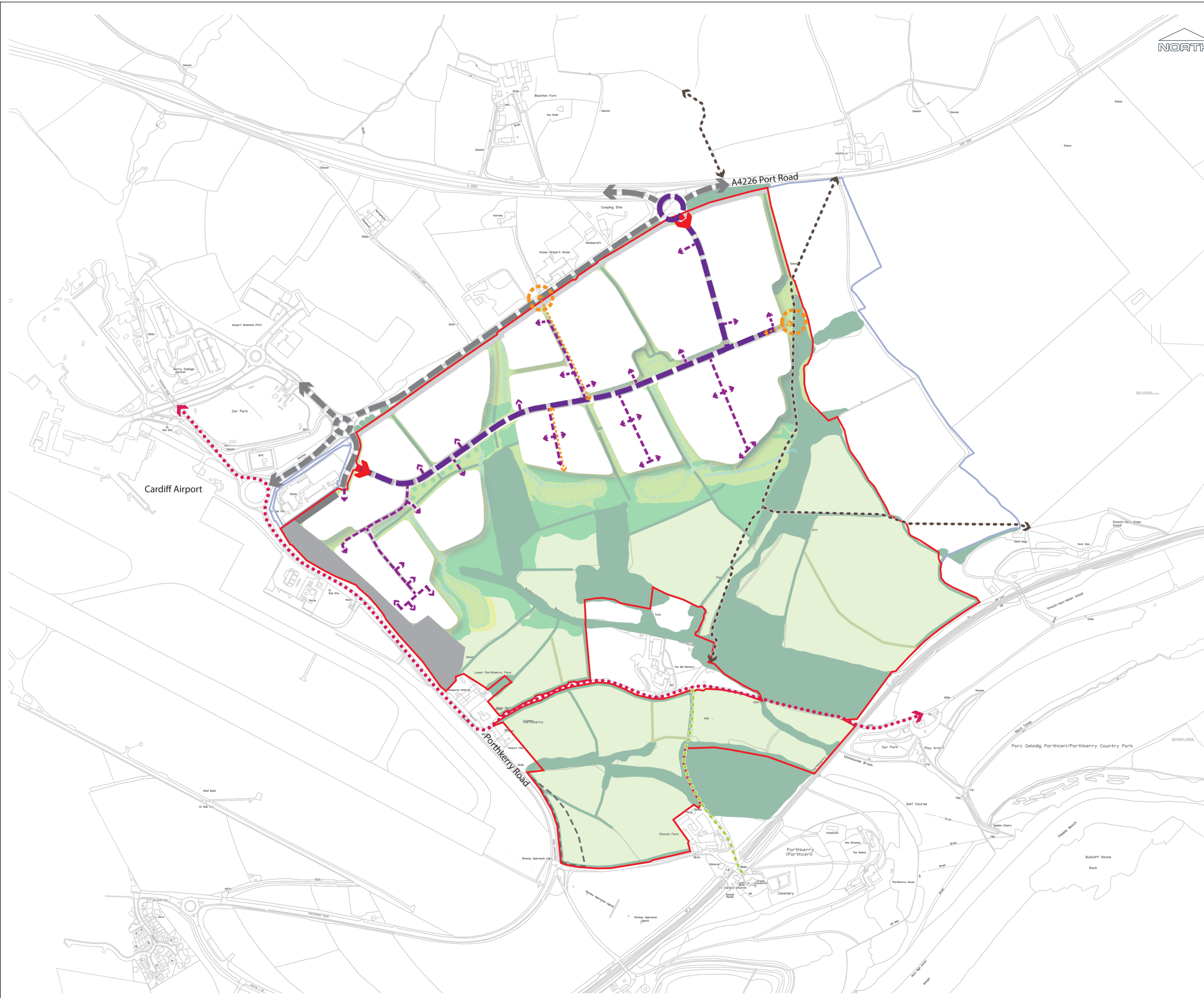
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260 Park Avenue, Aztec West, Almondsbury, Bristol, BS32 4SY
 T: +44(0)1454 853 000 E: rps@rpsgroup.com
















Client L&G
 Project Land at Rhoose
 Title Proposed Additional Mitigation and Wildlife Enhancement

Status FINAL	Drawn By LW	PM/Checked By TO
Project Number ECO01271	Scale @ A3 1:5,100	Date Created Nov 2020
Drawing Number ECO01271-002		Rev A

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-  Site Boundary
-  Vehicle Site Access
-  Existing Road Network
-  Proposed Spine Road Corridor (setting of spine road shown in a corridor to allow flexibility for final alignment)
-  Secondary Access Roads
-  Existing PROW
-  Restricted Byway
-  Existing Cycle Route (NCN 88)
-  Proposed Cycle Route Link
-  Proposed Pedestrian Link
-  Proposed Pedestrian Access Points
-  Proposed 10m Footway/Cycleway
-  Indicative Safeguarded Land for Future Rapid Transit Corridor
-  Potential Area for Relocated Hotel Car Parking (approx. 1,500 sqm)
-  Route Safeguarding Corridor - Consultation Zone

2019/00871/OUT

Rev	Description	Date	Initial	Checked



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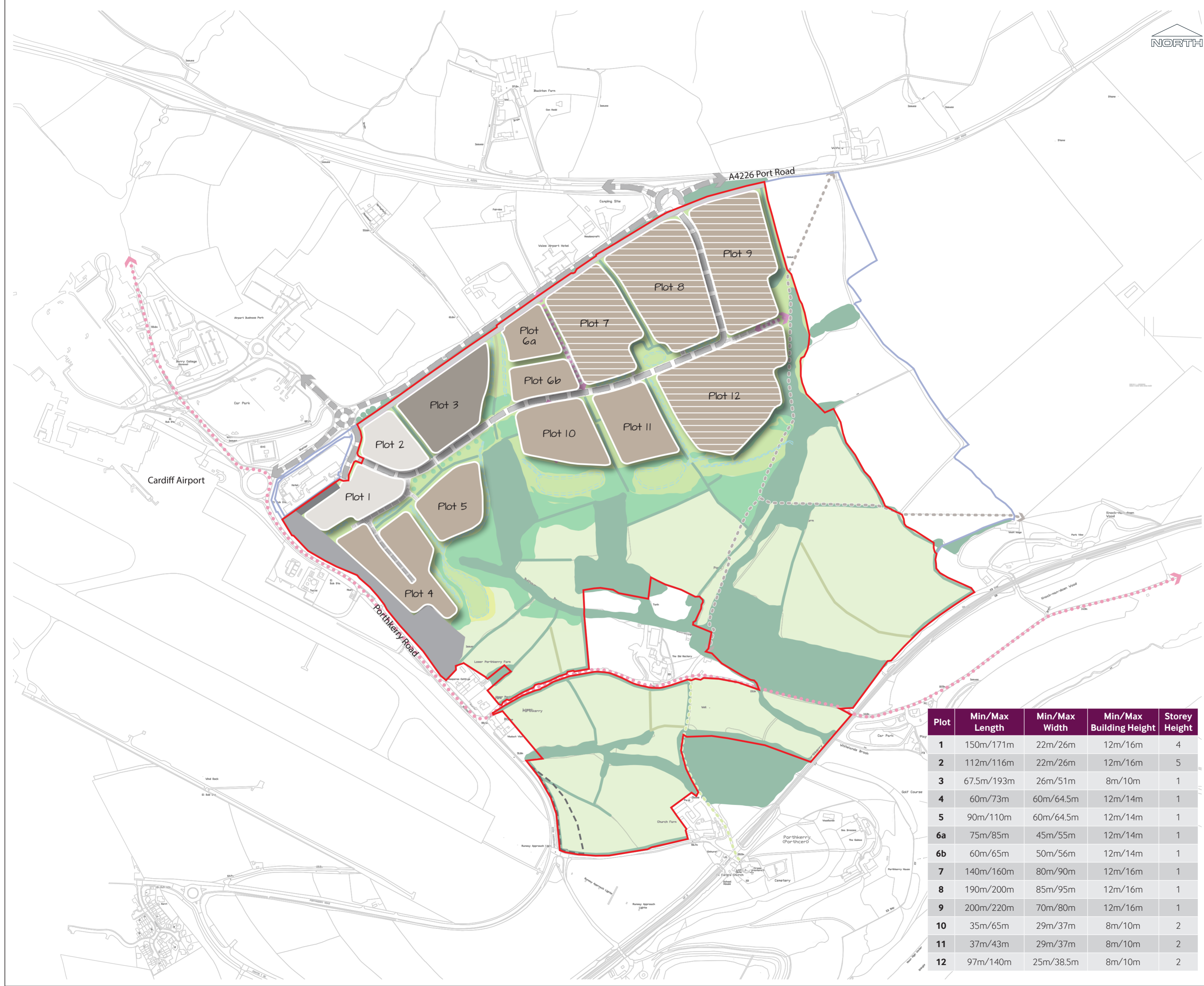
Client **Legal and General (Strategic Land) Ltd**

Project **Parc Busnes Porth Cymru**

Title **Parameter Plan: Movement & Access**

Status DRAFT	Drawn By PO	PM/Checked by HD/RL
Job Ref JCD0064	Scale @ A2 1:5000	Date Created MAY 2019
Drawing Number JCD0064-005		Rev G

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- Site Boundary
- Land Use**
- B1 Office
- B1/B8
- B2/B8
- B8
- Proposed 10m Footway/Cycleway
- Indicative Safeguarded Land for Future Rapid Transit Corridor
- Potential Area for Relocated Hotel Car Parking (approx. 1,500 sqm)
- Route Safeguarding Corridor - Consultation Zone

2019/00871/OUT

Rev	Description	Date	Initial	Checked



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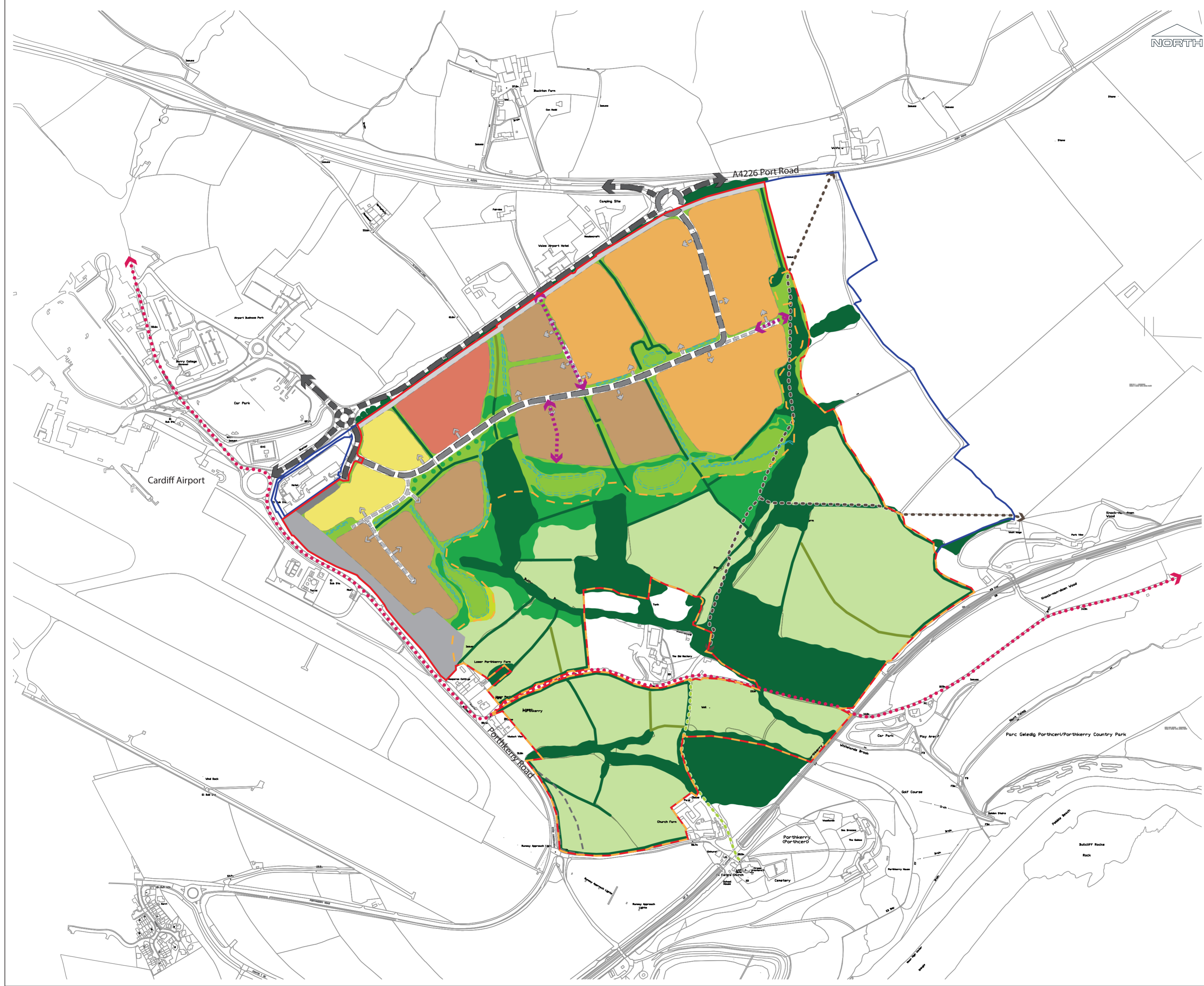
Client **Legal and General (Strategic Land) Ltd**

Project **Parc Busnes Porth Cymru**

Title **Parameter Plan: Land Use & Storey Heights**

Status DRAFT	Drawn By PO	PM/Checked by HD/RL
Job Ref JCD0064	Scale @ A2 1:5000	Date Created MAY 2019
Drawing Number JCD0064-004		Rev I

Plot	Min/Max Length	Min/Max Width	Min/Max Building Height	Storey Height
1	150m/171m	22m/26m	12m/16m	4
2	112m/116m	22m/26m	12m/16m	5
3	67.5m/193m	26m/51m	8m/10m	1
4	60m/73m	60m/64.5m	12m/14m	1
5	90m/110m	60m/64.5m	12m/14m	1
6a	75m/85m	45m/55m	12m/14m	1
6b	60m/65m	50m/56m	12m/14m	1
7	140m/160m	80m/90m	12m/16m	1
8	190m/200m	85m/95m	12m/16m	1
9	200m/220m	70m/80m	12m/16m	1
10	35m/65m	29m/37m	8m/10m	2
11	37m/43m	29m/37m	8m/10m	2
12	97m/140m	25m/38.5m	8m/10m	2



- Land In Ownership of L&G
- Site Boundary
- Porthkerry Park Extension Boundary
- B1 (Office)
- B2/B8
- B1/B8
- B8
- Existing Road Network
- Proposed Spine Road Corridor (setting of spine road shown in a corridor to allow flexibility for final alignment)
- Access Roads
- Existing PROW
- Restricted Byway
- Existing Cycle Route
- Proposed Pedestrian Link
- New Mixed Species Scrub/Woodland Planting
- Existing Woodland/Retained Hedgerows
- Proposed Open Space/Green Infrastructure
- New Hedgerows
- Combined Ecology and Drainage Corridors
- SUDS Attenuation Areas/Swales
- Proposed 10m Footway/Cycleway
- Indicative Safeguarded Land for Future Rapid Transit Corridor
- Potential Area for Relocated Hotel Car Parking (approx. 1,500 sqm)
- Route Safeguarding Corridor - Consultation Zone

2019/00871/OUT



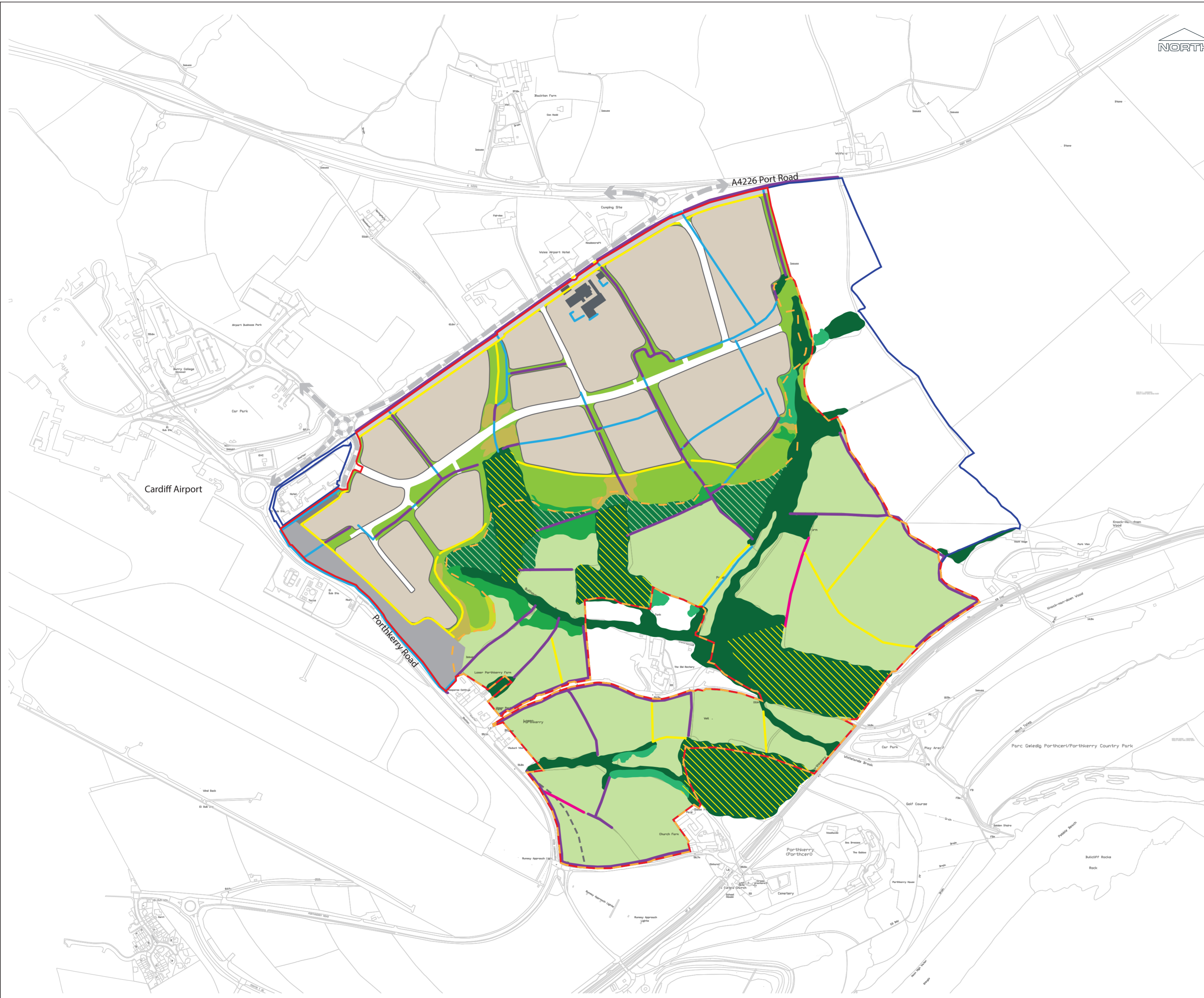
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 T: +44(0) 2920 668 662 E: rpsca@rpsgroup.com

Client **Legal and General (Strategic Land) Ltd**

Project **Parc Busnes Porth Cymru**

Title **Indicative Concept Masterplan**

Status	Drawn By	PM/Checked by
DRAFT	AW/PO	HD/DP
Job Ref	Scale @ A2	Date Created
JCD0064	1:5000	MAY 2018
Drawing Number		Rev
JCD0064-003		T



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- Land In Ownership of L&G
- Site Boundary
- Porthkerry Park Extension Boundary
- Development Parcels
- Proposed Open Space/ Green Infrastructure
- Retained Hedgerows
- Lost Hedgerows
- Created Hedgerows
- Enhanced Hedgerows/ (infill planting)
- Proposed 10m Footway/Cycleway
- Indicative Safeguarded Land for Future Rapid Transit Corridor
- Potential Area for Relocated Hotel Car Parking (approx. 1,500 sqm)
- Route Safeguarding Corridor - Consultation Zone
- Woodland and Scrub**
- Existing Broadleaved Woodland
- Ancient Woodland
- Existing Scrub
- New Woodland
- New Mixed Species Scrub Planting
- New Hazel Dominated Scrub
- New Rough Grassland

2019/00871/OUT



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Project **Parc Busnes Porth Cymru**

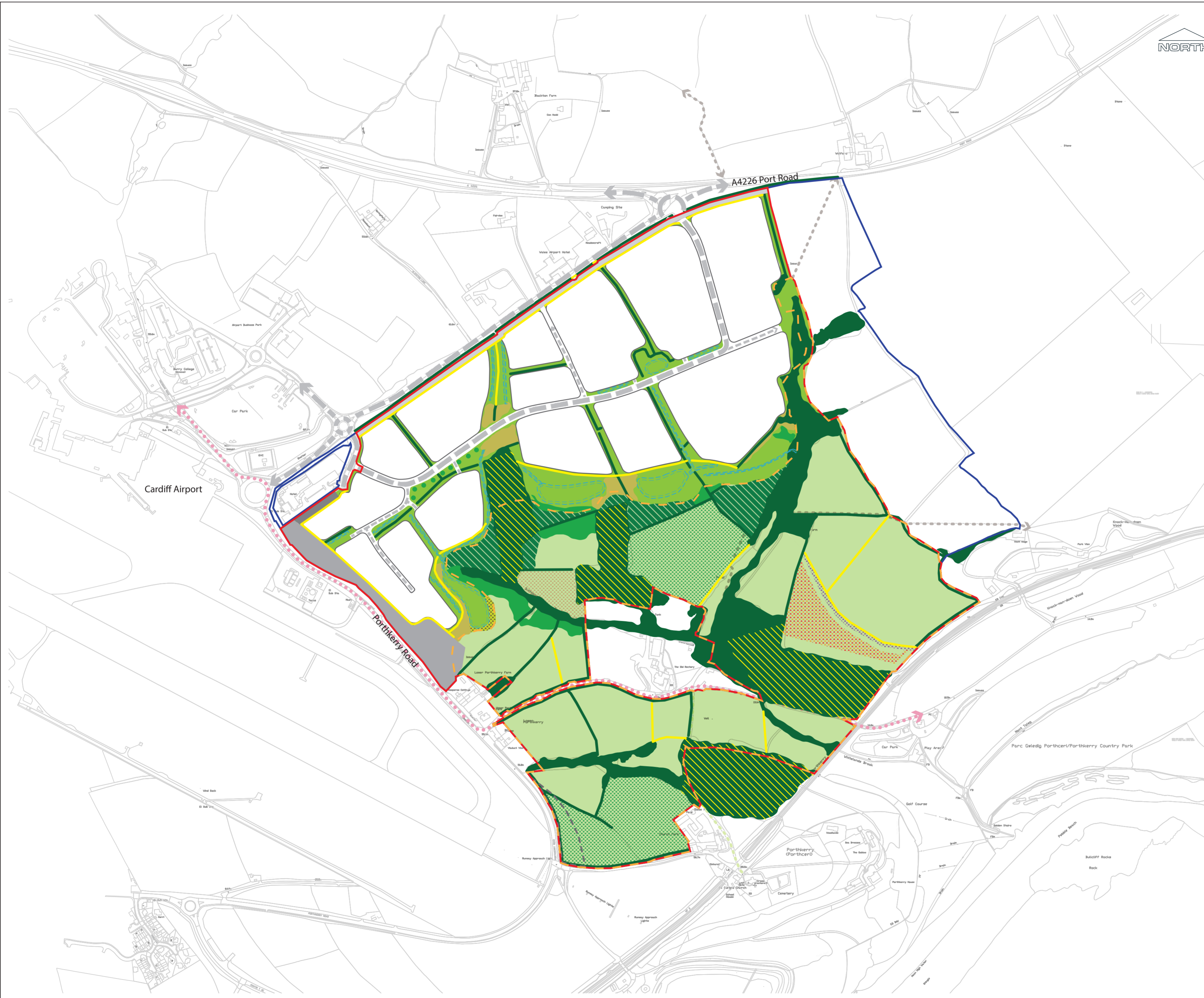
Title **Hedgerow, Scrub and Woodland Plan**

Status	Drawn By	PM/Checked by
DRAFT	PO	TO/DP
Job Ref	Scale @ A2	Date Created
JCD0064	1:5000	June 2021












Drawing Number	Rev
JCD0064-007	-

Based on data from ECO01271-Figure 1-April 2021





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-  Land In Ownership of L&G
-  Site Boundary
-  Porthkerry Park Extension Boundary
-  Existing Woodland/ Retained Hedgerows
-  Ancient Woodland
-  Proposed Open Space/ Green Infrastructure
-  New Hedgerows
-  Combined Ecology and Drainage Corridors
-  SUDS Attenuation Areas/Swales
-  Proposed 10m Footway/Cycleway
-  Indicative Safeguarded Land for Future Rapid Transit Corridor
-  Potential Area for Relocated Hotel Car Parking (approx. 1,500 sqm)
-  Route Safeguarding Corridor - Consultation Zone
- Ecological Mitigation Options**
-  New Woodland
-  New Mixed Species Scrub Planting
-  New Hazel Dominated Scrub
-  New Rough Grassland
-  Area for creation of marsh habitat
-  Grassland Management for Skylark
-  Mixed Sacrificial Arable Species
-  Sacrificial Arable Crop Sown With Nectar and Pollen Wildflower Mix

2019/00871/OUT



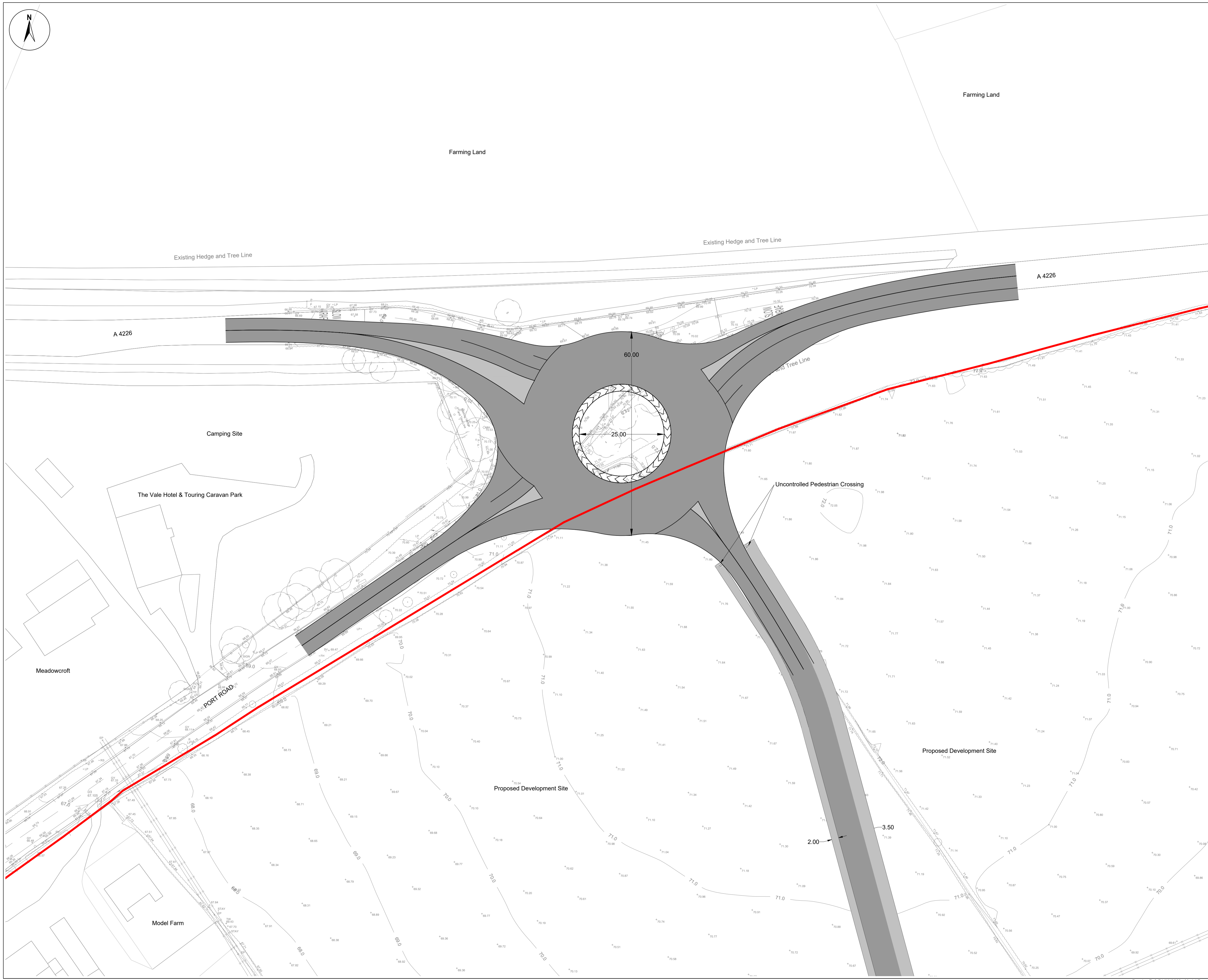
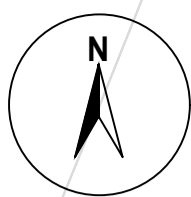
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Client **Legal and General (Strategic Land) Ltd**

Project **Parc Busnes Porth Cymru**

Title **Parameter Plan: Green Infrastructure**

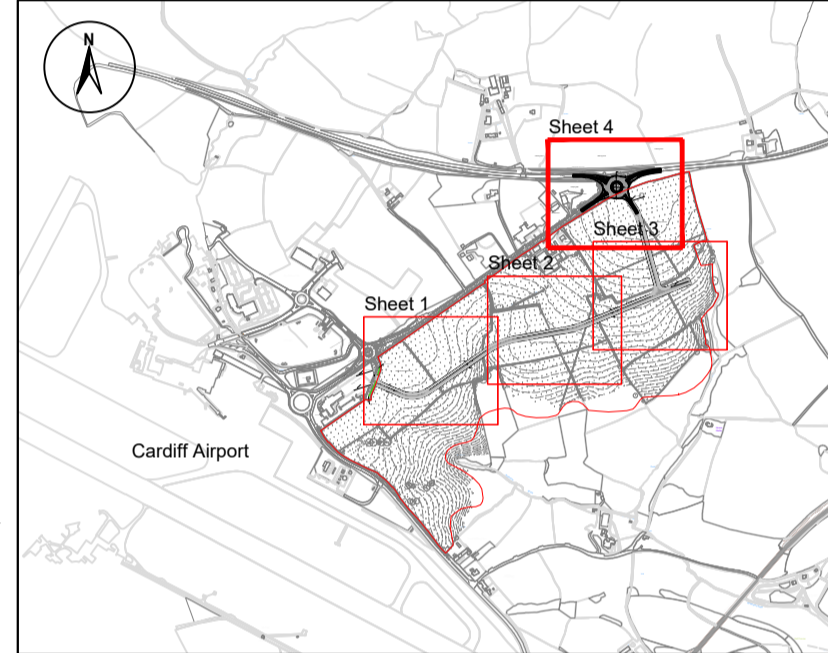
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Job Ref	Scale @ A2	Date Created
JCD0064	1:5000	MAY 2019
Drawing Number		Rev
JCD0064-006		J



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 4. Drawing based on topographical survey undertaken by RPS drawing number JKK9669-03-06.

- KEY**
- Proposed Carriageway
 - Proposed Footway
 - Site Boundary



2019/00871/OUT

B	Footpath and cyclepath amended, contours removed.	CA	SJ	22.07.19
A	Drawings amended following comments	DH	SJ	04.06.19
Rev	Description	By	CB	Date



20 Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 432 190 E: transport@rpsgroup.com

Client **Legal & General (Strategic Land) Ltd**

Project **Model Farm, Rhoose**

Title **Preliminary Spine Road Alignment (Sheet 4 of 4)**

Status **INFORMATION** Drawn By **DH** PM/Checked by **MB**

Project Number **JNY9969** Scale @ A1 **1:500** Date Created **29/03/2019**

RPS Drawing/Figure Number **JNY9969-RPS-0100-004** Rev **B**

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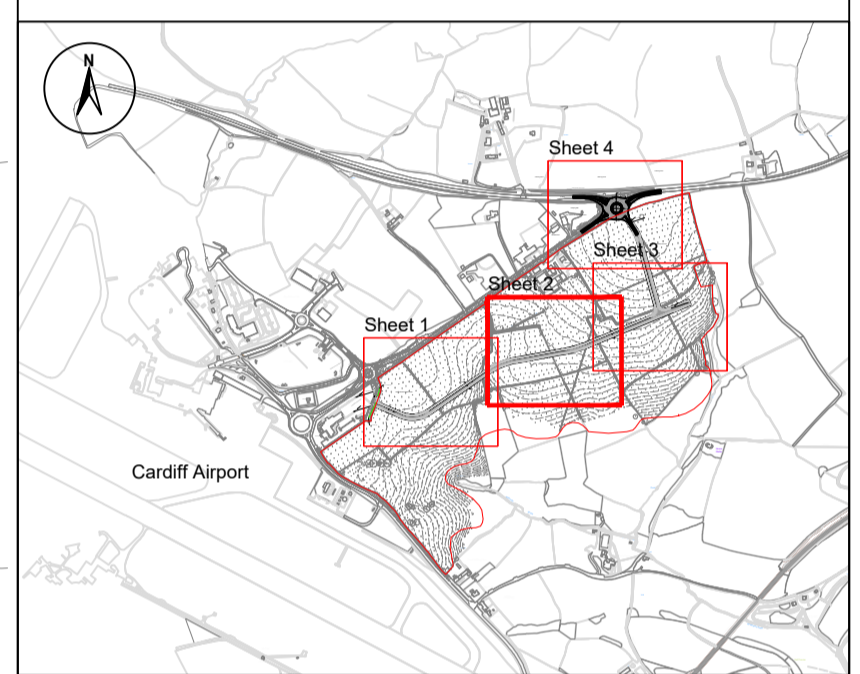
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- Drawing based on topographical survey undertaken by RPS drawing number JKK9669-03-06.

KEY

- Proposed Carriageway
- Proposed Footway
- Site Boundary



2019/00871/OUT

B	Footpath and cyclepath amended, contours removed.	CA	SJ	22.07.19
A	Drawings amended following comments	DH	SJ	04.06.19
Rev	Description	By	CB	Date

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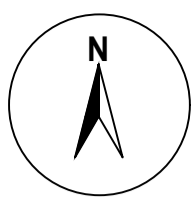
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Client **Legal & General (Strategic Land) Ltd**

Project **Model Farm, Rhoose**

Title **Preliminary Spine Road Alignment (Sheet 2 of 4)**

Status	Drawn By	PM/Checked by
INFORMATION	DH	MB
Project Number	Scale @ A1	Date Created
JNY9969	1:500	29/03/2019
RPS Drawing/Figure Number	Rev	
JNY9969-RPS-0100-002	B	



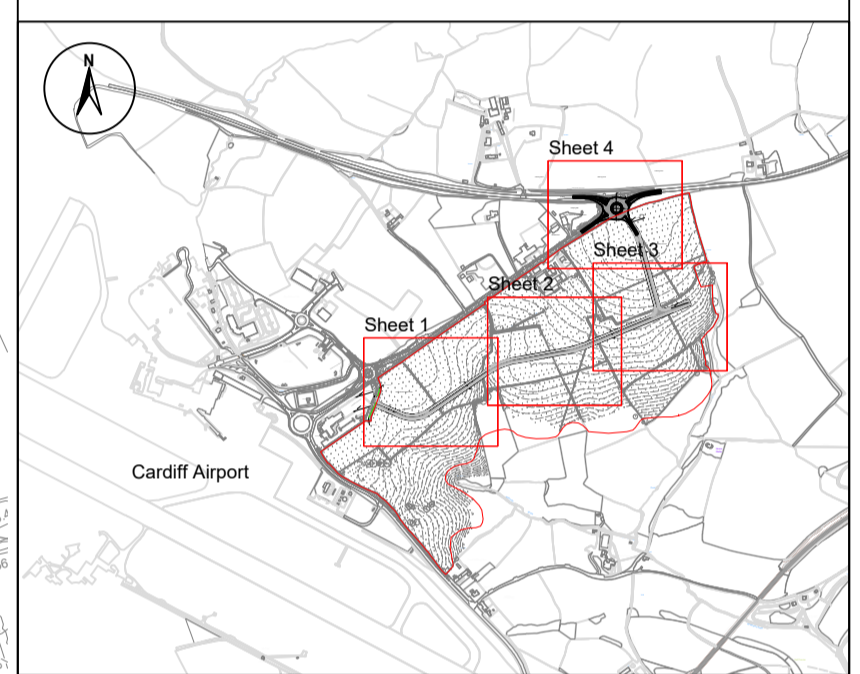
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4. Drawing based on topographical survey undertaken by RPS drawing number JKK9669-03-06.

KEY

- Proposed Carriageway
- Proposed Footway
- Site Boundary



2019/00871/OUT

B	Footpath and cyclepath amended, contours removed.	CA	SJ	22.07.19
A	Drawings amended following comments	DH	SJ	04.06.19
Rev	Description	By	CB	Date



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T: +44(0)1235 432 190 E: transport@rpsgroup.com

Client **Legal & General (Strategic Land) Ltd**

Project **Model Farm, Rhoose**

Title **Preliminary Spine Road Alignment (Sheet 1 of 4)**

Status **INFORMATION** Drawn By **DH** PM/Checked by **MB**

Project Number **JNY9969** Scale @ A1 **1:500** Date Created **29/03/2019**

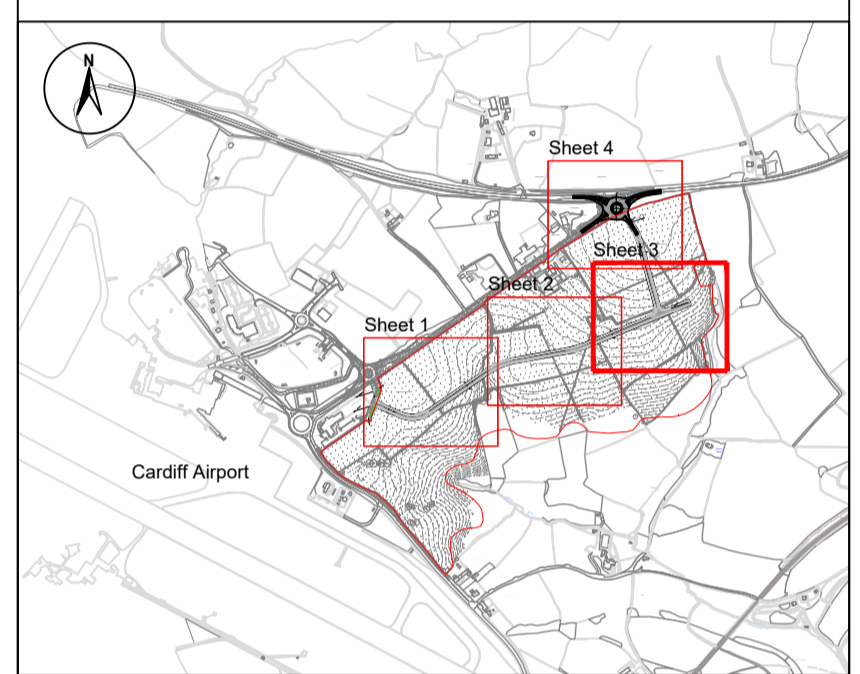
RPS Drawing/Figure Number **JNY9969-RPS-0100-001** Rev **B**

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 4. Drawing based on topographical survey undertaken by RPS drawing number JKK9669-03-06.

- KEY**
- Proposed Carriageway
 - Proposed Footpath
 - Site Boundary



2019/00871/OUT

B	Footpath and cyclepath amended, contours removed.	CA	SJ	22.07.19
A	Drawings amended following comments	DH	SJ	04.06.19
Rev	Description	By	CB	Date



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Client **Legal & General (Strategic Land) Ltd**

Project **Model Farm, Rhoose**

Title **Preliminary Spine Road Alignment (Sheet 3 of 4)**

Status **INFORMATION** Drawn By **DH** PM/Checked by **MB**

Project Number **JNY9969** Scale @ A1 **1:500** Date Created **29/03/2019**

RPS Drawing/Figure Number **JNY9969-RPS-0100-003** Rev **B**

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